

## 2. Project Characteristics

- 2 a. *Provide a description of the project, including the conceptual design. Describe the proposed project in sufficient detail so that type and intent of the project, the location, and the communities that may be affected are clearly identified.***

The proposed addition to the Sitter & Barfoot Veterans Care Center in Richmond, Virginia will add 40 beds to the existing campus. The proposed building site is at the northeast corner of the site adjacent to the existing main entrance. The original building design anticipated such an expansion; although the proposed expansion takes a different form than originally proposed to offer a more progressive model of care while complimenting the existing community.

The building program and resulting square footage results in a one-story addition to respect the boundaries of the site and existing building to remain in service. The Architectural program for the new 40 bed care center has been developed based upon the latest design guidelines and regulations from the Department of Veterans Affairs and from the design team's experience in creating efficient household or neighborhood model designs for nursing care. The design will allow for flexibility and efficiency in staffing and will be a non-institutional, residential model of care giving choice, flexibility, and dignity to each resident.

Please see a more detailed description of the Project Characteristics located in a Separate Binder with Financial and Other Proprietary Information, exempt from FOIA release.

- 2 b. *Identify and fully describe any work to be performed by the public entity.***

The W. M. Jordan Team desires and anticipates active involvement by DVS and DBHDS during the design and construction phases of the project. The W. M. Jordan Team anticipates DVS and DBHDS performing the following:

- Design review and approval
- Programming input and performance requirements during the Phase II PPEA proposal process and interim and comprehensive agreement negotiations
- Active involvement, participation and oversight throughout the construction process
- Administration/pay application review, approval and acceptance

- 2 c. *Include a list of all federal, state and local permits and approvals required for the project and a schedule for obtaining such permits and approvals.***

The expansion will comply with the following guidelines and approvals from various agencies:

- NFPA 101 Life Safety Code, 2006 Edition
- NFPA 220 Standard on Types of Building Construction, 2006 Edition
- International Building Code (IBC), 2006 Edition
- Department of Veterans Affairs Fire Protection Manual, 5th Edition, Revised April 2009



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- Uniform Federal Accessibility Standards (UFAS), April 1998
- Department of Veterans Affairs Design Guide for Nursing Homes, 2006
- Bureau of Capital Outlay Management (BCOM)

**2 d. *Identify any anticipated adverse social, economic and environmental impacts of the project. Specify the strategies or actions to mitigate known impacts of the project. Indicate if environmental and archeological assessments have been completed.***

We do not anticipate any significant adverse social, economic or environmental impacts arising from this project. Utilizing its extensive experience in executing such projects, the W. M. Jordan Team will ensure that all necessary and reasonable steps are taken so to avoid any anticipated adverse, social, economic and environmental impacts to the project.

**2 e. *Identify the projected positive social, economic and environmental impacts of the project.***

The Commonwealth will benefit from this project from the increased capacity to serve our veterans and their families. The addition of newly created positions (employment) at the care center and the economic benefit of the construction dollars being spent are also positive impacts. Adding capacity to the Sitter & Barfoot Care Center is much more efficient than creating a new campus in the Richmond, VA area and this approach takes maximum advantage of the existing site, infrastructure, and staff and services already in place.

Veterans and their families will benefit from this project due to the expansion of services (more available beds) and due to the increased quality of care the design allows and comfortable environment the design provides. The proposed household design concept for nursing care has proven to provide positive outcomes for the residents across the country. Reduced resident agitation and falls along with increased resident satisfaction and nutritional outcomes are only a few of the anticipated benefits of the proposed design.

Additional social, economic and environmental impacts for this project are more fully described in Section 4 of this proposal.

**2 f. *Identify the proposed schedule for the work on the project, including the estimated time for completion.***

Please refer to our separate binder entitled "Project Financing and Other Proprietary Information", for our response to item 2f.

**2 g. *Identify contingency plans for addressing public needs in the event that all or some of the project is not completed according to the projected schedule.***

The W. M. Jordan Team has an excellent reputation for delivering technically challenging projects on time and on budget. We utilize sophisticated scheduling tools and require that all members of our team provide short term two week look ahead schedules and the master schedule is updated monthly. When planning and forecasting upcoming activities, W. M. Jordan Company will follow-up on materials scheduled for delivery, which if delayed could negatively impact project schedules. This follow-through reinforces to our subcontractors



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that maintaining the project schedule is of the utmost importance on our projects. In the unfortunate event that significant delays do occur, the W. M. Jordan Team immediately reevaluates the schedule and adjusts the schedule to help mitigate the delay. This adjustment can come from a variety of avenues such as: a revised construction sequence, extended work week/hours, and in some cases supplemental crews. Ultimately a revised schedule is issued showing the delay and the course of action taken to mitigate the delay.

**2 h. *Propose allocation of risk and liability for work completed beyond the agreement's completion date, and assurances for timely completion of the project.***

W. M. Jordan Company is prepared to offer performance guarantees and penalties relative to the performance of our work. We will sign a Guaranteed Maximum Price (GMP) contract with the Commonwealth of Virginia. This GMP process will be in an "open book" format and W. M. Jordan Company will provide a payment and performance bond.

W. M. Jordan Company has a history of being on time and on budget. In the event of a delay, we immediately reevaluate the schedule and adjust the schedule to help mitigate the delay. This adjustment can come from a variety of avenues such as: a revised construction sequence, extended work week/hours, and in some cases supplemental crews. Ultimately a revised schedule is issued showing the delay and the course of action taken to mitigate the delay.

Also please see item 2 j for further information.

**2 i. *State assumptions related to ownership, legal liability, law enforcement and operation of the project and the existence of any restrictions on the public entity's use of the project.***

Accordingly, the W. M. Jordan team contemplates no restrictions on usage. In addition, legal liability, law enforcement, and operation will continue to be the responsibility of the Commonwealth of Virginia and DBHDS.

**2 j. *Provide information relative to phased or partial openings of the proposed project prior to completion of the entire work.***

This project does not lend itself to a phased completion. The W. M. Jordan team will work with DVS and DBHDS to schedule the project in a manner that is sensitive to the requirements and needs of the campus, it's residents and staff thus working to ensure the completion of a schedule that meets or excels expectations.

**2 k. *List any other assumptions relied on for the project to be successful.***

Please refer to item 2 l. below.

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### 2I. *List any contingencies that must occur for the project to be successful.*

Contingencies that must occur for the project to be successful are:

- Drawings provided by SFCS, Inc. are acceptable to the DVS, DBHDS and BCOM
- The Commonwealth of Virginia authorizes and approves 35% (\$5,194,000) funding and the DVS authorizes and approves 65% (\$9,646,000) funding for the project